

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AUTHORIZATION TO ACCEPT A DECLARATION OF RESTRICTIONS IN CONNECTION WITH AN APPLICATION FROM BENJAMIN AND ESTHER KOHL, LOCATED AT THE NORTHEAST CORNER OF NW 6 AVENUE AND NW 159 STREET, PROVIDING FOR A MONETARY DONATION IN ADDITION TO EDUCATIONAL FACILITIES IMPACT FEES AS ALLOWED FOR UNDER THE INTERLOCAL AGREEMENT

COMMITTEE: FACILITIES MANAGEMENT

Background

Benjamin and Esther Kohl, in conjunction with Cornerstone Group Associates, Inc. (applicants), requested a land use change from Low Density Residential to Low-Medium Density Residential, on approximately 7 acres located at the northeast corner of NW 6 Avenue and NW 159 Street (see location map). The proposed land use change would allow the maximum development of 94 units, which is estimated to generate 57 students. However the existing land use designation presently allows the development of 43 units, generating 30 students. As such, the total net increase in school impact is 27 students (see attached school impact analysis). The applicant would also need to obtain zoning approval from the County in order to develop the property with residential units.

Pursuant to the terms of the Interlocal Agreement for School Facility Planning (Interlocal), the School Board (Board), local government, in this instance Miami-Dade County (County), and the development community are to collaborate to develop options which seek to address the impact of proposed residential development on public schools where the development would result in an increase in the schools' FISH % utilization (permanent and relocatable), beyond the threshold review level of 115%. Please note that at the time the applicant met with the District, only the senior high school met the referenced threshold, and the applicant's mitigation proffer was based on this impact.

Additional Information

In connection with the land use request and to mitigate the impact of the proposed development, the applicant is voluntarily proffering a Declaration of Restrictions (Covenant) to the Board. Pursuant to the Covenant, the applicant will donate the amount of \$9,600, in addition to educational facilities impact fees estimated at \$230,112. The donation is subject to the applicant obtaining subsequent zoning approval from the County, and is due prior to final plat approval. In the event the County approves fewer units, the donation will be reduced on a pro-rata basis.

The donation is to be utilized for capital improvements at the impacted school (North Miami Senior High School). To the extent that there are no pending or proposed capital improvements at the referenced school, the donation would be utilized for capital improvements at other schools within the affected feeder pattern.

The Covenant will be reviewed by the School Board Attorney's Office prior to recordation.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the Superintendent to accept a Declaration of Restrictions in connection with an application from Benjamin and Esther Kohl, located at the northeast corner of NW 6 Avenue and NW 159 Street, for the provision of a voluntary monetary donation over and above educational facilities impact fees in the amount of \$9,600.

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: Benjamin & Esther Kohl (Cornerstone Group Associates, Inc.)

REQUEST: Land Use Change from Low Density Residential to Low-Medium Density Residential

ACRES: 7 acres

MSA/MULTIPLIER 2.1/.51

LOCATION: Northeast Corner of NW 6 Avenue and NW 159 Street

NUMBER OF UNITS:	Potential Net Increase	Proposed Potential Development 94 townhouse units	Current Potential Development 43 single-family units
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ESTIMATED STUDENT POPULATION:	27 students*	57 students*	30 students*
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ELEMENTARY:	12	26	14
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MIDDLE:	7	14	7
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SENIOR:	8	17	9
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SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Linda Lentin Elementary - 14312 NE 2 Ct.

MIDDLE: Thomas Jefferson Middle - 525 NW 147 St.

SENIOR HIGH: North Miami Senior - 800 NE 137 St.

All schools are located in Region 2

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Linda Lentin Elem.	924/ 936*	841	110%/ 111%*	0	110%/ 111%*
Thomas Jefferson Middle	916/ 923*	768	119%/ 120%*	218	93%/ 94%*
North Miami Sr.	3239/ 3247*	2273	142%/ 143%*	140	134%/ 135%*

* increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Pursuant to the Interlocal Agreement, only the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2004):

<u>School</u>	<u>Status</u>	<u>Proposed Occupancy Date</u>
Classroom addition at Linda Lentin Elementary School (K-8 Conversion) (483 middle school student stations)	Construction	December 2005
State School "BBB1" (North Miami Senior High School Replacement) (1326 additional student stations)	Planning	May 2008

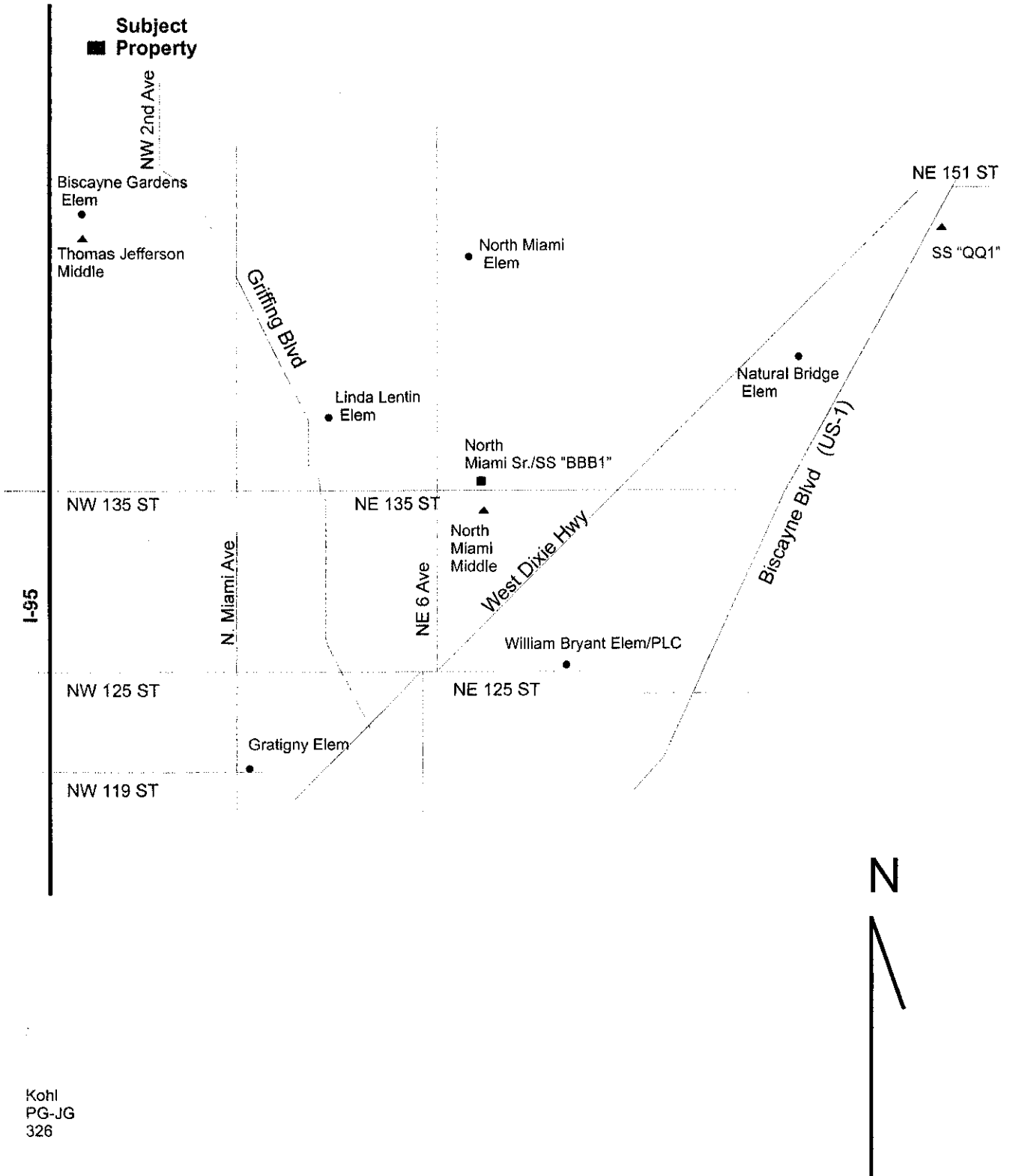
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$157,491.

CAPITAL COSTS: Based on the State's November-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	12 x	\$ 13,452	=	\$161,424
MIDDLE	7 x	\$ 15,423	=	\$107,961
SENIOR	8 x	\$ 20,409	=	\$163,272
Total Potential Capital Cost				\$432,657

*Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

LOCATION MAP



Kohl
PG-JG
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